

**1 Victoria Apartments,** Victoria Road, Diss, IP22 4HZ  
£195,000

**DURRANTS**  
SINCE 1853





This tremendously well-presented ground floor apartment is offered with a private rear garden.

**Situated amongst a small development of just 6 apartments is offered with 1 allocated parking space and further visitor spaces. The accommodation comprises of an open-plan sitting room/kitchen, 2 double bedrooms and a bathroom, all in exemplary condition, thus allowing potential purchasers to move straight in. Outside there is a good size rear garden with the property, complete with lawn, a patio area, various shrubs and a useful shed. Furthermore, there is a paved communal garden.**

#### LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### SERVICES

Gas fired central heating. Mains electric, water and drainage.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band – A

#### AGENT'S NOTES

1) The sellers have informed Durrants that the lease length commenced at 999 years in 2019 at the point of purchase.

2) The sellers have informed Durrants that the service charge is approximately £45 per month, which includes general upkeep of the external areas and buildings insurance.

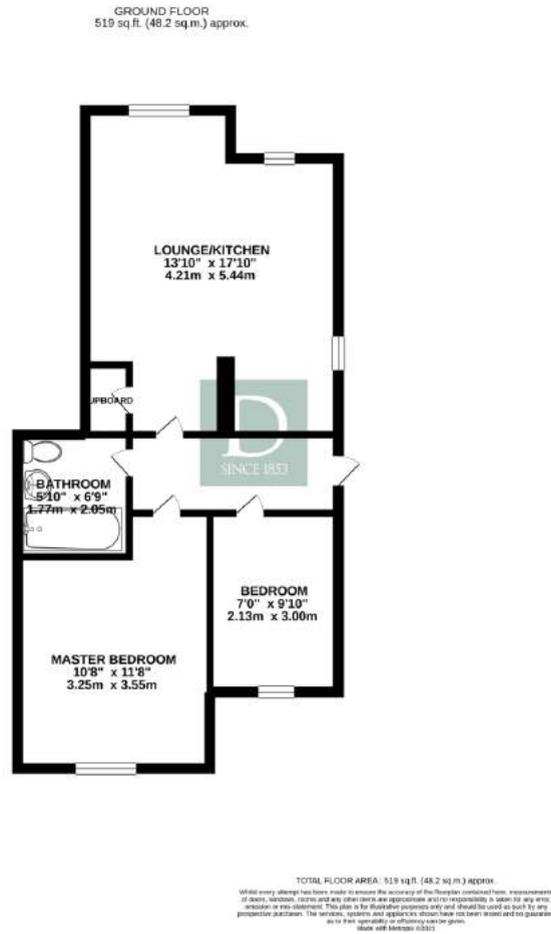
3) The sellers have made Durrants aware that the property sits within 'Zone 2' flood plain, and that an insurance claim was made as a result of flood damage in December 2020.



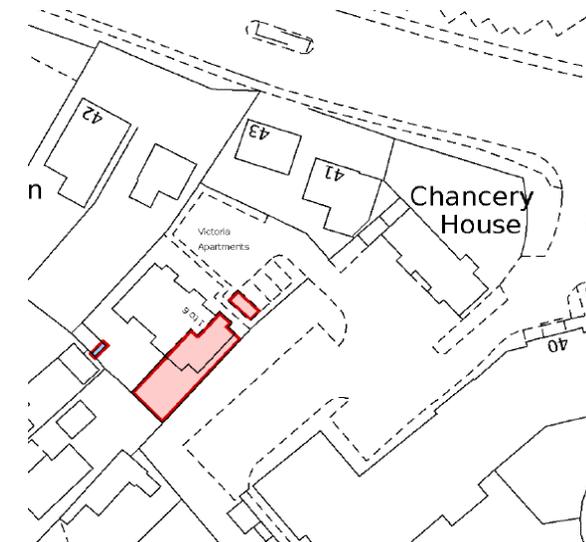


NO ONWARD  
CHAIN

## FLOOR PLAN



## LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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